



Flat 16, Carfax Court, Durdham Park
Guide Price £325,000

RICHARD
HARDING

Flat 16, Carfax Court, Durdham Park

Redland, Bristol, BS6 6XG

RICHARD
HARDING

A light and spacious two double bedroom, second floor retirement apartment (over 55s) of circa 825 sq. ft., located within the prestigious development of Carfax Court which occupies a quiet residential location with outlook over the Downs. Further benefits include lift access, communal drawing room, laundry area, guest suites and landscaped gardens. Offered with no onward chain.

Key Features

- Carfax Court provides a variety of communal facilities for the benefit of residents, including a drawing room and two well-furnished double guest suites which can be booked at a nominal charge through the resident secretary. All these areas are fully carpeted, and the drawing room is tastefully furnished. There is also lift access to all apartments in sections of the development over two storeys in height. There is a laundry/utility room with a range of washing machines and tumble dryers together with a sink unit. This facility is for the free use of residents and is covered by the service charge. Lighting in communal areas is by time switch, photoelectric cell or push-button as circumstance best dictate. All areas within the development are protected by a fire alarm system, and static equipment (such as extinguishers and fire blankets) is amply provided.
- Carfax Court has been carefully designed to provide residents with accommodation of the highest quality within a scheme that combines ease of living with privacy and independence, in an area convenient for both shopping and leisure facilities.
- Located in a peaceful spot, backing onto Durdham Downs and just a short distance from the amenities on Blackboy Hill and so to Whiteladies Road, and similarly to Waitrose in the opposite direction.
- Sold with no onward chain so a prompt move is possible.

ACCOMMODATION

APPROACH: from the parking area and communal garden, a pathway leads up to the communal entrance. Door opening to:-

COMMUNAL ENTRANCE VESTIBULE: telecom door entry system, ceiling light point, notice board, wooden panelled door opening to:-

COMMUNAL HALL & STAIRWELL: the apartment benefits from having both lift and stairwell access. The communal areas enjoy plenty of natural light and are smartly presented. Stairs and lift lead to second floor landing where a separate reception hall gives access to just two apartments, and the private entrance door to flat 16 can be found on the left hand side.

PRIVATE ENTRANCE HALL: two ceiling light points, double glazed window to the rear elevation with views over Durdham Downs. Electric night storage heater, two built-in storage cupboards, door entry intercom system, alarm system enabling the resident to alert on-site security, moulded skirting boards. Doors leading to living/dining room, bedrooms 1 and 2, bathroom and cloakroom.

CLOAKROOM/WC: low level wc with concealed cistern, wall mounted wash handbasin with tiled splashback, electric towel radiator, extractor fan, ceiling light point, moulded skirting boards.

LIVING/DINING ROOM: (19'0" x 11'11") (5.78m x 3.64m) a beautiful and light-filled room with double glazed windows overlooking the communal gardens and The Downs beyond. Ample space for sofas and dining furniture. Ceiling light point, wall light point, wall-mounted electric storage heater, tall moulded skirting boards. Door leading to:-

KITCHEN: (10'3" x 7'9") (3.13m x 2.35m) fitted with an array of matching wall, base and drawer units with square edged worktop over, inset 1½ bowl stainless steel sink and drainer, waist-height electric oven with separate electric grill, electric hob, washing machine and upright fridge/freezer. Ceiling light point, double glazed window to front elevation with outlook over communal garden. Tiled surrounds, laminate tile-effect flooring, tall moulded skirting boards.

BEDROOM 1: (14'5" x 10'4") (4.40m x 3.14m) a double bedroom with an array of bespoke fitted wardrobes with hanging rails and drawer storage. Ceiling light, electric storage heater, double glazed windows overlooking the front elevation, tall moulded skirting boards.





BEDROOM 2: (10'3" x 9'9") (3.13m x 2.98m) a double bedroom with double glazed window overlooking the front elevation, ceiling light point, slimline electric radiator, tall moulded skirting boards. Built-in storage cupboard housing water cylinder, ceiling light point and slatted storage shelves.

BATHROOM/WC: a white suite comprising low level wc ,bidet, panelled bath with electric shower over, wash handbasin set on vanity unit with storage beneath, tiled surrounds, ceiling light point, shaver socket, wall mounted chrome towel radiator, double glazed window to side elevation with views of Durdham Downs.

OUTSIDE

COMMUNAL GARDEN: access to Carfax Court is through two stone pillared gateways on the Durdham Park frontage, an additional pedestrian access also leads straight onto The Downs. The main landscaping feature is the formal courtyard, over which one approaches the separate entrances to the groups of apartments forming the modern built section. The grounds are extremely well-maintained and enclosed by a fine period stone wall with sections of lawn, specimen shrubs and the retention of many mature trees.

PARKING: communal parking located at the front of the property.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 June 1986. This information should be checked with your legal adviser.

LEASE: The lease contains specific arrangements for the re-sale of apartments. Re-sales are conducted on the seller's behalf by the freeholder, Retirement Properties Limited. A fee calculated at 5% of the sale price is payable to the freeholder. Out of this the freeholder will settle the fees of estate agents and solicitors, along with any other sale costs such as for an EPC. The balance of 95% is remitted to the seller.

SERVICE CHARGE: it is understood that the annual service charge is £5,573.39. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

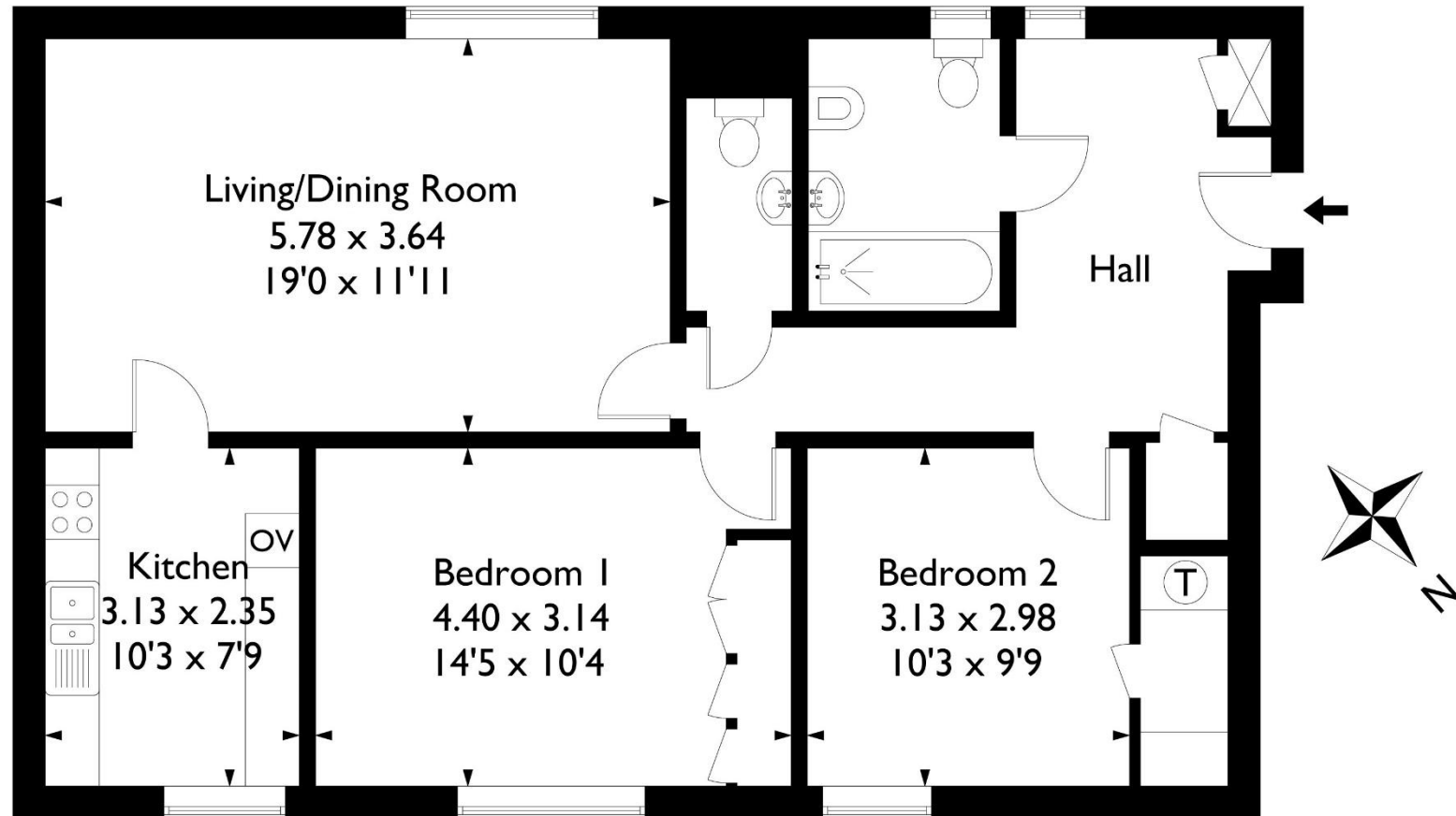
- Anti Money Laundering Regulations:** when agreeing a sale, we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	73 C	77 C
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Carfax Court, Durdham Park, Redland, Bristol BS6 6XG

Approximate Gross Internal Area = 76.56 sq m / 824.08 sq ft



Top Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.